

RESOLUTION NO. PC 2024-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING OF ENTERTAINMENT PERMIT NO. 22-04 FOR THE COACHELLA VALLEY EVENT CENTER LOCATED ON A 20 ACRE SITE AT 46600 TYLER STREET (APN# 603-130-001). APPLICANT: EDWART ROSTAMIAN

WHEREAS, Edwart Rostamian filed an application for Entertainment Permit No. 22-04 to allow a 20-acre entertainment venue where alcohol is served on a vacant site located at 46600 Tyler Street; Assessor's Parcel No. 603-130-001 ("Project"); and,

WHEREAS, the City Council conducted a duly noticed public hearing on Entertainment Permit No. 22-04 on July 24, 2024 at the 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the City Council hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to Chapter 15.24 of the Coachella Municipal Code.

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed outdoor entertainment venue with where alcohol is served; and,

WHEREAS, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California hereby approves Entertainment Permit No. 22-04, subject to the following findings listed below and the conditions of approval listed in Exhibit A.

FINDINGS FOR APPROVAL OF ENTERTAINMENT PERMIT NO 22-04:

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff and there are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed entertainment venue.
2. The applicant possesses the required moral character to comply with the requirements of Chapter 5.24 and the conditions of approval imposed herein. As conditioned, the proposed added security measures will ensure that the public safety for the business will be maintained to the satisfaction of the Chief of Police.
3. The applicant has sufficient resources and expertise to operate the proposed entertainment venue in a safe, professional and effective manner in accordance with the City's Municipal Code. The Coachella Police and Fire Department reviewed the project and expressed no concerns regarding the ability of the owner and the project to operate the venue in a safe, professional and effective manner.
4. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed entertainment venue is in the Urban Neighborhood District of the General Plan, which includes allowed uses of high-intensity, walkable, transit-ready neighborhood intended primarily for multi-family residential but may include support retail, office, civic and recreational uses. The proposed use is consistent with the General Plan Vision of the area as a place for a range of entertainment and destination uses that requires a large amount of land and draw visitors to the City.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a). The proposed project consists of the operation, licensing and minor alteration of an existing location involving no expansion of existing or former commercial use on the property. The subject site has been used as a special event venue and no expansions of floor area are proposed.

PASSED APPROVED and ADOPTED this 24th day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. 2024-37 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 24th day of July 2024 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk